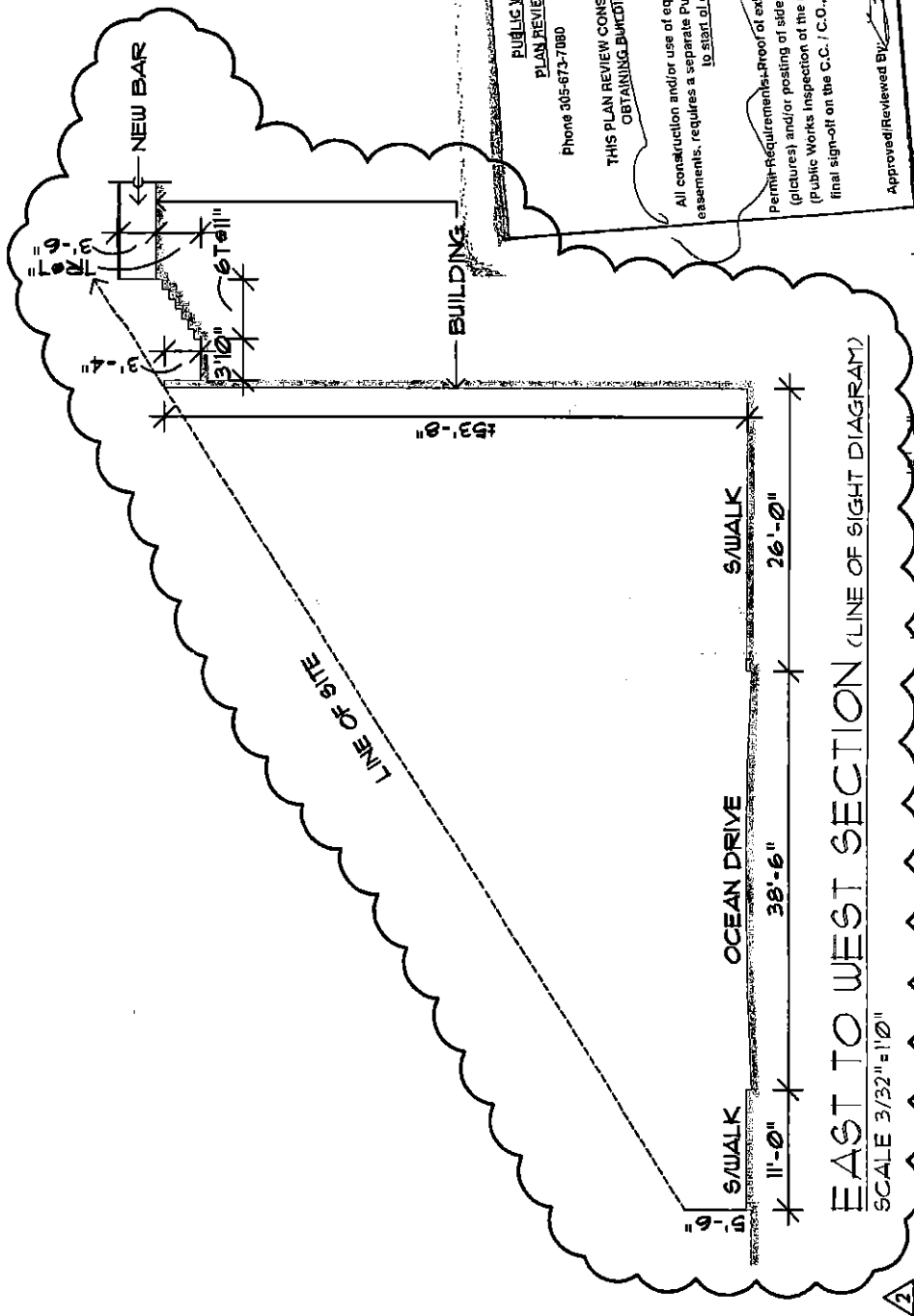






PUBLIC WORKS

PLAN REVIEW NOTICE

Phone 305-673-7080 Fax 305-673-7026

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

All construction and/or use of equipment in the right-of-way and/or easements, requires a separate Public Works Department permit and final sign-off on the C.C. / C.O., or the release of bonds, to start of construction.

Permit Requirements: Proof of existing sidewalk/swale area condition (pictures) and/or posting of sidewalk/roadway bonds (Public Works Inspection of the right-of-way will be required prior final sign-off on the C.C. / C.O., or the release of bonds.)

Approved/Reviewed By: *[Signature]* Date: 8-2

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Welcome to Miami Beach, Florida



City of Miami Beach Building Department

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[Inspections](#) [Status](#) [Payment History](#)

Case / Application / Permit Number	B1201938
Type / Classification	BUILD
	ALTRMD-C: Alteration/Remodeling Condo
	BLDG: Building
Address	1052 OCEAN DR
	Miami Beach, FL 33139
Parcel Number	42033020001
File Date	2013-05-09
Status	FINAL
Status Date	N/A
Valuation	\$1.00
Fees	\$1,049.57
Payments	\$1,144.73
Balance	(\$95.18)
Description	Portable bar at existing roof level pool deck. Change of Use from pool deck to pool deck bar. No mechanical, electrical or plumbing work proposed.

[View Map](#) (Click the "Back" button on the browser to return to Permit Manager.)
Contacts

Name	MCKENZIE CONSTRUCTION LLC
Business	N/A
Relationship	CONTRACTOR
Phone	N/A
Name	ENGINEER NOT APPLICABLE
Business	N/A
Relationship	ENGINEER
Phone	N/A
Name	LOUIS C. KALLINOSIS
Business	N/A
Relationship	ARCHITECT
Phone	N/A
Name	MCKENZIE CONSTRUCTION LLC
Business	N/A
Relationship	APPLICANT
Phone	N/A
Name	THE STRAND ON OCEAN DR CONDO
Business	ASS
Relationship	OWNER
Phone	N/A

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CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370
Office: (305) 673-7610

B1201938 BCO13034 CO

Certificate of Occupancy

Certificate Number: BCO13034

Status: APPROVED
BUILRAMH

Issued By:

Site Address: 1052 OCEAN DR MBCH
Parcel #: 42033020001

Applied: 11/15/2012
Issued: 11/28/2012
Extended:
To Expire:

Tenant: CONGRESS HOT
1052 OCEAN DR
MIAMIBECAH, FL 33139

Property Owner: THE STRAND O
1052 OCEAN DR
MIAMI BEACH FL 3 331395014

Class Code: MR

Issued For: CO for change of Use from pool deck to pool deck

Temporary Expiration Date:

Current Use: Mercantile/ Reatil
Previous Use: New

OCCUPANCY INFORMATION

Building Permit #: B1201938	Zoning Use District: MXE
Occupancy Group: M	Construction Type:
Maximum Occupant Content	Minimum Number of Exits:
Zoning Ordinance Number: 89-2665	SS # or Taxpayer ID#:

This is to certify that the above tenant, whose address is noted above, has filed for premission to use the property located at the address noted above, and said proposed use or uses being in comformity with the provisions of the zoning ordinance 89-2665 and the Building Code of the City of Miami Beach, a Certificate of Occupancy is hereby granted to use said building for the purpose described below, subject to any special condition(s) detailed in this document.

NOTE: Any unauthorized additions, alterations or change in use of this property will void this Certificate of Occupancy.

 11/28/12
Building Official Signature and Date
RICHARD MCCONACHIE

This Certificate of Occupancy is valid only if there is an APPROVED Status and a Building Official Signature.

CITY OF MIAMI BEACH
BUILDING DEPARTMENT
1700 CONVENTION CENTER DR
2ND FLOOR - CITY HALL
MIAMI BEACH, FLORIDA 33139
(305) 673-7610

COMPLETE DESCRIPTION

DATE: 11-28-2012

PERMIT NUMBER: **BCO13034**

STATUS: APPROVED

JOB SITE ADDRESS: **1052 OCEAN DR MBCH**
CONTRACTOR: MCKENZIE CONSTRUCTION LLC
OWNER: THE STRAND ON OCEAN DR CONDO ASS

DESCRIPTION

CO for change of Use from pool deck to pool deck bar at roof top level



MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139
Phone 305-673-7610 Fax 305-673-7857

FINAL PERMIT FEE RECONCILIATION FORM (TO BE COMPLETED AS PART OF CERTIFICATE OF OCCUPANCY/COMPLETION PROCESS)

PART ONE: PERMIT AND OWNER INFORMATION

Please Allow 72 Hours for Processing

Permit Number: B 1201938 Date: 11-15-12

Folio Number: _____

Description of Work: CO for change of use from pool deck to pool deck bar

Owner Name: _____

Contact Name: _____

Job Address: 1052 Ocean Drive. Apt/Suite #: _____

City/Zip Code: Miami Beach, Fla. 33139

Phone Number: _____ Alternate Phone #: _____

=====

REQUIRED DOCUMENTS CHECKLIST

For Office Use Only

- ☐ Architectural/Engineering Affidavit for Job Value (if alteration/remodeling)
- ☐ Total Gross Square Footage
- ☐ Final Boundary Survey (Signed & Sealed by Professional Surveyor)
- ☒ MDWSD Compliance Letter
- ☐ Final Elevation Certificate
- ☐ Flood Proofing Certificate (Commercial Building only)
- ☐ Fire Penetration Affidavit (If applicable)

Comments:

CO/CC Issued by: H. Rangel Date Issued: 11-25-12



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

BUILDING DEPARTMENT

Tel: (305) 673-7610 Extension 6117, 6817, 6770

Fax: (305) 673-7264

FIRE PENETRATION AFFIDAVIT

Date: ____/____/____

Reference: Permit Number: _____

Job Site Address: _____

I, _____, the Qualifying Agent or _____,
C.O./C.C Number _____ hereby certify that all penetrations through walls, ceilings, floors and other
barriers resulting from the passage of pipes, conduits, bus ducts, cables, wires, air ducts, pneumatic ducts, penetrations
from similar building service equipments installed in connection with the above permit, have been protected by approved
materials or devices meeting the acceptance criteria of AMERICAN SOCIETY FOR TESTING MATERIALS E814 and
have been installed by qualified persons in accordance with the manufacturer's specifications and in compliance with the
Florida Building Code.

Print Name and Title

Witness:

Signature

Print Name

Signature

Print Name

Signature

Acknowledgement

Sworn to and subscribed before me on this ____ day of _____ 20____.

Notary Public – State of Florida

TO BE GIVEN TO THE BUILDING INSPECTOR AT THE TIME OF THE FRAMING INSPECTION & ENGINEERING
INSPECTOR AT THE TIME OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION.

We are committed to providing excellent public service and safe to all who live, work, and play in our vibrant, tropical, historic community.

CERTIFICATE OF COMPLETION & CERTIFICATE OF OCCUPANCY CHECK LIST

Address: BCO13034.

C.O./C.C. Requirements

- ☒ Final Accessibility Inspection
- ☒ Final Electrical Inspection
- ☒ Final Plumbing Inspection
- ☒ Final Mechanical Inspection
- ☒ Final Fire Inspection (Alarms & Sprinklers)
- ☒ Final Building Inspection
- ☐ Final Elevator
- ☐ Final Engineering
- ☒ Final Planning & Zoning *X Monday 11/19*
- ☒ Final Concurrency
- ☒ Final Public Works *X*
- ☐ Final Survey (2 copies)
- ☐ Pile Log
- ☐ Threshold Inspection
- ☐ Railing Inspection (Threshold)
- ☐ Glazing Inspection (Threshold)
- ☐ Concrete Test (50 CU-YD)
- ☐ Elevation Certificate (2 copies)
- ☐ Flood proofing Certificate (2 copies)
- ☐ Proof of Impact Fee- Dade County
- ☒ Water & Sewer Compliance Letter (Ordinance 89-95)
- ☒ Certificate's Fee
- ☐ AE Final Job Value Affidavits/Fee

BCO/BCC: _____

T.C.O./T.C.C. Requirements

- ☐ Partial Final Accessibility Inspection
- ☐ Partial Final Electrical Inspection
- ☐ Partial Final Plumbing Inspection
- ☐ Partial Final Mechanical Inspection
- ☐ Partial Final Fire (Alarm & Sprinkler.)
- ☐ Partial Building Inspection
- ☐ Partial Final Elevator
- ☐ Partial Final Engineering
- ☐ Partial Final Planning & Zoning
- ☐ Partial Final Concurrency
- ☐ Partial Final Public Works
- ☐ Final Survey (2 copies)
- ☐ Pile Log
- ☐ Threshold Inspection
- ☐ Railing Inspection (Threshold)
- ☐ Glazing Inspection (Threshold)
- ☐ Concrete Test (50 CU-YD)
- ☐ Elevation Certificate (2 copies)
- ☐ Flood proofing Certificate (2 copies)
- ☐ Proof of Impact Fee - Dade County
- ☐ Ordinance 89-95 - Water & Sewer
- ☐ Certificate's Fee
- ☐ AE Final Job Value Affidavits/Fee

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City of Miami Beach Building Department

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Case / Application / Permit Number	BCO13034
Type / Classification	BCOCC COMPLETE: Certificate of Occupancy
Address	BLDG: Building 1052 OCEAN DR Miami Beach, FL 33139
Parcel Number	42033020001
File Date	2012-11-15
Status	APPROVED
Status Date	N/A
Valuation	\$0.00
Fees	\$415.84
Payments	\$415.84
Balance	\$0.00
Description	CO for change of Use from pool deck to pool deck bar at roof top level

[View Map](#) (Click the "Back" button on the browser to return to Permit Manager.)**Contacts**

Name	THE STRAND ON OCEAN DR CONDO
Business	ASS
Relationship	N/A
Phone	OWNER
Phone	N/A
Name	CONGRESS HOTEL
Business	N/A
Relationship	TENANT
Phone	N/A
Name	MCKENZIE CONSTRUCTION LLC
Business	N/A
Relationship	APPLICANT
Phone	N/A

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City of Miami Beach Building Department

Parcel Data

Permit Number	BCO13034
Mailing Address	1052 OCEAN DR Miami Beach, FL 33139
Parcel Number	42033020001

[New Search](#) Search for another permit.

Available Inspections

Date	Type	Description	
N/A	1195	1195 - Part/Floor Final Inspe	Schedule
11/15/2012	1795	1795- Bldg Engineering	Schedule
N/A	1295	1295 - Partial Electrical	Schedule
N/A	1395	1395- Temporary Plumbing Final	Schedule
N/A	1495	1495 - Partial/Floors Final	Schedule
N/A	3095	3095 Fire Partial/Temporary	Schedule
N/A	2005	2005 - Code Enf Approval	Schedule
N/A	1695	1695- Elevator Temp. Final	Schedule
N/A	1699	1699-Elevator Approval	Schedule
N/A	1190	1190 - Other Bldg Inspection	Schedule

Completed Inspections

Date	Type	Description	Status
11/28/2012	1193	1193 - Bldg Accessibility Fina	Approved
11/28/2012	1199	1199 - Building Final	Approved
11/28/2012	1799	1799- Bldg Engineering Final	Approved
11/19/2012	1299	1299 - Electrical Final	Approved
11/26/2012	1399	1399 - Plumbing Final	Approved
11/16/2012	1499	1499 - Mechanical Final	Approved
11/9/2012	3099	3099 Fire Final	Approved
11/27/2012	7005	7005- PLNG Approval	Approved
11/15/2012	5100	5100- Public Works Engineering	Approved
11/27/2012	5600	5600 Concurrency Management	Approved

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City of Miami Beach Building Department

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Case / Application / Permit Number	BCU1300138
Type / Classification	BCU
	ADDITION: Additional Occupation(s) added
	BLDG: Building
Address	1052 OCEAN DR
	Miami Beach, FL 33139
Parcel Number	32340080130
File Date	2012-11-16
Status	APPROVED
Status Date	N/A
Valuation	\$0.00
Fees	\$0.00
Payments	\$0.00
Balance	\$0.00
Description	1052 Ocean Dr - Adding rooftop bar 12 seats

[View Map](#) (Click the "Back" button on the browser to return to Permit Manager.)**Contacts**

Name	CONGRESS HOTEL ON OCEAN DRIVE, LLC
Business Relationship	N/A
Phone	OWNER
	N/A

Name	BONO, CLAUDIO
Business Relationship	N/A
Phone	APPLICANT
	N/A

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City of Miami Beach Building Department

Parcel Data

Permit Number	BCU1300138
Mailing Address	1052 OCEAN DR Miami Beach, FL 33139
Parcel Number	32340080130

[New Search](#) Search for another permit.

Available Inspections

Date	Type	Description	
N/A	1292	1292 - Lic Review Electrical	Schedule
N/A	1392	1392-Lic Review Plumbing	Schedule
N/A	1492	1492-Lic Review Mechanical	Schedule
N/A	5092	5092 - Public Works Lic. Rev.	Schedule

Completed Inspections

Date	Type	Description	Status
11/28/2012	1197	1197-Lic Review General	Approved
11/29/2012	1792	1792 - Lic Review Engineering	Approved
11/28/2012	3600	3600 Fire Lic Review	Approved
11/28/2012	7005	7005- PLNG Approval	Approved

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